

REALTY MARKET NEWS AND COMMENT

614 Greenwich Family Residences to Give Way to Studio Development.

SUFFERN ESTATE SELLS

Demand for Apartments and Commercial Space Influences Investment Buyers.

The continual demand for housing accommodations was reflected in yesterday's realty transactions. An investor who found it a profitable experiment to erect an apartment hotel in Greenwich Village, induced the Thomas Sutterm estate to part with the family residence on Fairstreet Street and has announced that it will construct two studio apartments. Other properties reported sold are to be put to various uses, but investors continue to show a particularity toward flat and business properties which, just now, are easily filled with tenement and advanced rates. A dental institute has taken up its abiding dwelling on West 114th street, which will connect with its present home. A Lexington avenue business building passed to a woman investor and several flat houses in the northern section of the borough were sold.

ESTATE SELLS VILLAGE HOUSE.

The former residence of the Sutterm family at 2 East Twelfth street, Suffern, through to 9 East Eleventh street adjoining Fifth avenue, has been sold to John L. Pogginino, who will convert it into studio apartments.

The buyer has been identified with the same apartment house held at 77 to 81 Washington place, which he has since increased from the time of its construction 150 flats to rebuild the dwellings, which is four stories, into studio apartments and will remodel the two story brick stable property, in the rear, into a single storied. One end of the West on Twelfth street, covered by a portion have changed ownership recently.

TALMUDIC INSTITUTE BUYS.

The Talmudic Institute of Harlem, which owns and occupies the building at 16 West 111th street, has purchased the adjoining three story and basement dwelling, on lot 17. \$100,000, at \$4 from Samuel Williams, who will be connected with the present quarter.

SALES IN MANY SECTIONS.

LEXINGTON AVENUE.—The Marton-Bert Realty Company has sold to Letitia M. Higgins 186 Lexington avenue, a four story business building, on lot 22. \$100,000, between Thirty-first and Thirty-second street. It was held at \$40,000 and the buyer acquired the property a year ago.

WEST 115TH STREET.—The Lawyers Mortgage Company has sold to an investor 24 and 25 West 115th street, a six story modern flat, on plot 102, 100 feet near Eighth avenue. The property was taken over by the selling company last May in the foreclosed proceedings.

ANTHONY AVENUE.—Cahn & Pittman have bought from Esther Chaves 1722 Anthony avenue, a two story, two family dwelling, on lot 22. \$100,000.

INVESTORS BUY IN BROOKLYN.

Charles Baumrana & Co. and Morris Wolff have sold 187 Hayard street, a two story and basement brownstone dwelling, on lot 20x100, for the Misses Thiel, to George Levine.

Frank A. Seaver & Co. have sold the four story brick flat at 185 Fifty-fifth street for L. Fleischmann to an investor.

The Melater Builders have resold to Frank Zito three two family houses, 70, 72 and 74 Lorimer street, Brooklyn, which they recently bought from Fredrick Brown.

BUSY NEAR CASTLE GOUDE.

Fall & Tibbits have sold the summer residence of the late S. C. Lippincott of Cincinnati, at Sands Point, to E. A. Cappelen Smith of New York. The property adjoins Castle Gould, recently purchased by Daniel Guggenheim, and the land is now being developed by J. E. Liggett. The entire complex, about seventeen acres, with large water frontage on Long Island Sound and a very old Colonial house.

RICHMOND HILL HOUSE SALES.

The Elm Construction Company has sold to M. T. Lamb, a dwelling, on plot 40x15, on the east side of Stoothaven avenue, south of Liberty avenue, and a similar property on the east side of Church street, 555 feet south of Monroe avenue, Richmond Hill.

JAMAICA PLOT IN DEAL.

M. A. Betts has sold to A. Lehmann of Brooklyn, a plot \$100,000, on the east side of Stoothaven avenue, 115 feet north of Old South road, Jamaica.

664 HOUSES FOR FARMINGDALE.

The J. B. Associates, a newly formed building company, headed by George Woodward, who has associated with him Norwegian capitalists, has bought 664 lots at Farmingdale from the Fallwood Company, which took over about \$6,000 lots from the Industrial City Company in 1905. The property is bounded by the Huntington Avenue trolley line and by the Avenue of State, Nassau. A number of factories have been established in Farmingdale in the last five or six years, and the buyers plan to improve their property with one and two family houses costing \$3,000 to \$4,000 each. They will be erected in blocks of twenty until the entire 664 are built.

JERSEY HULE TAILOR BUYER.

The Goldschmidt Thieriot Company, stock holder, is the buyer of the Hule Tailor, a tailoring establishment on Bishop street and Johnston avenue, Jersey City, reported sold recently. The company's factory adjoins the northeast corner of Bishop street and Cornelia avenue. The concern now controls a plot 600x200 feet.

LARGER JERSEY CITY THEATRE.

The Jersey City Theatres Company has withdrawn from their joint venture of Robert H. Ingerson & Brothers. The house will be used as a clubhouse for the employees of the firm, which is situated near by on Fourth avenue.

CLUBHOUSE FOR EMPLOYEES.

Pearce & Elliman have leased for Noah H. Shandler the three story and basement dwelling at 44 Irving place, adjoining the northeast corner of Seventeenth street and Hobart, formerly owned by Robert H. Ingerson & Brothers. The house will be used as a clubhouse for the employees of the firm, which is situated near by on Fourth avenue.

APARTMENT RENTALS.

Pearce & Elliman have leased an apartment in the new house at 118 West Seventy-second street to Miss Anna S. Sutterm.

Douglas L. Elliman & Co. have leased a large furnished apartment at 395 Park Avenue to Mrs. H. Van Remondom Kennedy; also a furnished apartment at 118 Park Avenue to J. O. Sutterm.

One apartment at 118 Madison Avenue to Everett H. Clegg.

L. I. CITY BLOCK SOLD.

Deeded Terminal Site for Picture Show Co. Plans.

The Deeded Realty and Terminal Company has sold the block fronting on Grand Avenue and 555 feet on Davis street, with the Wasterville 1000 on the Long Island Railroad, to a Philadelphia investor who will erect a building over the entire site for the exhibition of motion pictures. The Deeded Terminal Company, the Deeded Terminal Corporation, the plant will serve the picture.

The water front and railroad facilities

and the quick transit facilities to the heart of Manhattan were the features which attracted this new industry to Long Island City, and the new structure is expected to open in April.

Among the firms now located in the vicinity of the proposed plant are the Loew's, Siegel Company, the American Ever Ready Works, the Home Lithographing Company, the Shieber Manufacturing Corporation, the Kindeled Manufacturing Company, Marcus Ward, the Pauline Glass Company, Frank G. Burke, the Hunter Point Lumber and Supply Company, and the Farmsteed Electric Supply Company.

George R. Read & Co. were the brokers in the sale.

PLOT BUYING IN L. I. CITY.

The Matthews Model Flat Company has sold to J. H. Otis a plot 15x100 on the west side of Eighteenth Avenue, 265 feet south of Broadway, Long Island City.

A Schwartz has bought from J. Feidt a plot, 50x90, on the south corner of Morris Avenue and William street, Long Island City.

VANDERBILT NETS L. I. HOTEL.

W. K. Vanderbilt, Jr., as president of the Long Island 200 Club, yesterday leased to Arthur Hayes Myers of Brooklyn for five years with renewals.

The Petit Trianon Hotel at Ronkonkoma, L. I., at the extreme end of the Motor Parkway, will be sold to John L. Pogginino, who will convert it into studio apartments.

The buyer has been identified with the same apartment house held at 77 to 81 Washington place, which he has since increased from the time of its construction 150 flats to rebuild the dwellings, which is four stories, into studio apartments and will remodel the two story brick stable property, in the rear, into a single storied. One end of the West on Twelfth street, covered by a portion have changed ownership recently.

EUROPEANS LEASE DOWNTOWN.

Cambani, Vorhees & Floyd have leased in the ten story office building at 7 Park street, an entire floor to the European and Far Eastern Sales Company. This completes the renting of the building.

The Harris F. Noves Company has leased in the Masonic Building, Sixth Avenue and Twenty-third street, an additional floor to the New York Uniform Manufacturing Corporation; also space on the seventeenth floor to Joseph Hale and the nineteenth floor to the Kinney Company of America, a client of the M. C. Kinney Company, which is a client to the building.

The building is to be let to Emanuel G. Stebbins & Co., and the United States Food Administration, Milling Division.

The National Trust Co. has leased the second floor of 15 East Fourteenth street to the Beresford Apartments for Goodale, Perry & Dwight, agents, store at 36 East Twenty-third street, to Julius Altman, and parlor floor store at 25 West Thirty-eighth street to Abramson & Abramson.

WORLD WAR.

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